

Halswell

District Plan: "Local"
Previous factsheets: "Neighbourhood"

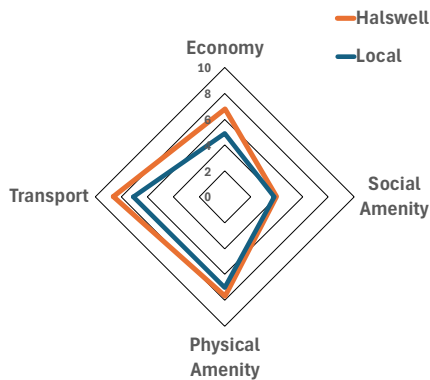
INTRODUCTION

This information sheet provides an objective appraisal of the Halswell commercial centre, drawing on statistical data sources, specialist advice and surveys.

LOCATION



CENTRE SUMMARY SCORES



CENTRE SUMMARY

Halswell is a supermarket focused centre located between Halswell Road and Halswell Junctions Road. In addition to the supermarket, the centre has a small arcade of commercial units and a standalone commercial building. Halswell library and pool complex is close to the commercial centre, on the other side of Halswell Road. In 2014, the retail component of the centre was reconfigured and the supermarket building remodelled. Some room for expansion has been retained. The smaller Halswell Road centre (adjacent the Halswell pool facility) is a separate centre but effectively operates as part of the wider centre by virtue of proximity.

The reinvestment in the centre from 2014 improved the overall quality of the shopping experience. Economic indicators show an increase in spending but a fall in employment. The economic assessment notes the positive impact of reinvestment and that the centre serves the local catchment well. The Halswell Road area has been redeveloped since 2017 to include eateries and services, while retaining the vehicle/fuel servicing as the core activity.

For social amenity the centre scores well for open space and outdoor recreation, but lower for health facilities and the range of eateries on offer.

The physical environment is car parking dominated but there is a good amount of boundary landscaping, including some area of mature trees, and some landscaping within the car park.

The centre is easily accessible by car, being adjacent to State Highway 75, although this busy road separates the shopping area from the community facilities. A pedestrian island refuge crossing provides the link between the two areas.

Cycle access has been improved since the last assessment thanks to the Quarryman Trail Major Cycleway that effectively links the centre to residential areas to the north and south. The centre is served by two bus routes.

In summary, the centre services the local community well. The centre is accessible across all modes of transport, it is well landscaped and attractive. The Halswell library and pool complex is a strong draw for the centre. The investment in the centre ten years previously appears to have been effective.

STRENGTHS

- Library and pool, community facilities and open space in close proximity.
- Relatively new buildings and landscaping.
- Public transport and improved cycle access.
- Increased diversity of offer.

WEAKNESSES

- State Highway 75 separates the two parts of the centre and has non-signalised crossing points only.
- Car parking dominated environment.

OPPORTUNITIES

- Room for centre expansion.
- Population growth in catchment.
- Medium density zone change.

THREATS

- Traffic increase due to population growth locally and further afield passing through the centre.
- Future competition with development of the new Halswell Town Centre.

ENVIRONMENT AND AMENITY

ACTIVE STREET FRONTAGE (TIME OF DAY)

Weekdays: Daytime opening (9am-5pm)

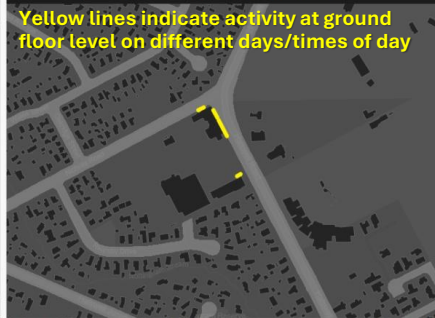


Weekdays: Evening opening (5pm-9pm)



Weekdays: Nighttime opening (9pm on)

Yellow lines indicate activity at ground floor level on different days/times of day



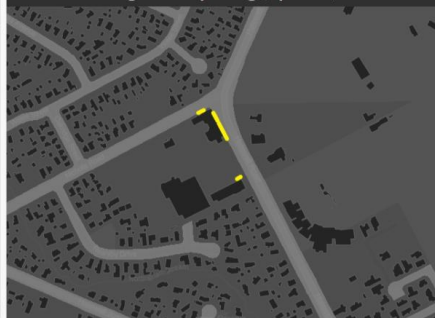
Weekends: Daytime opening (9am-5pm)



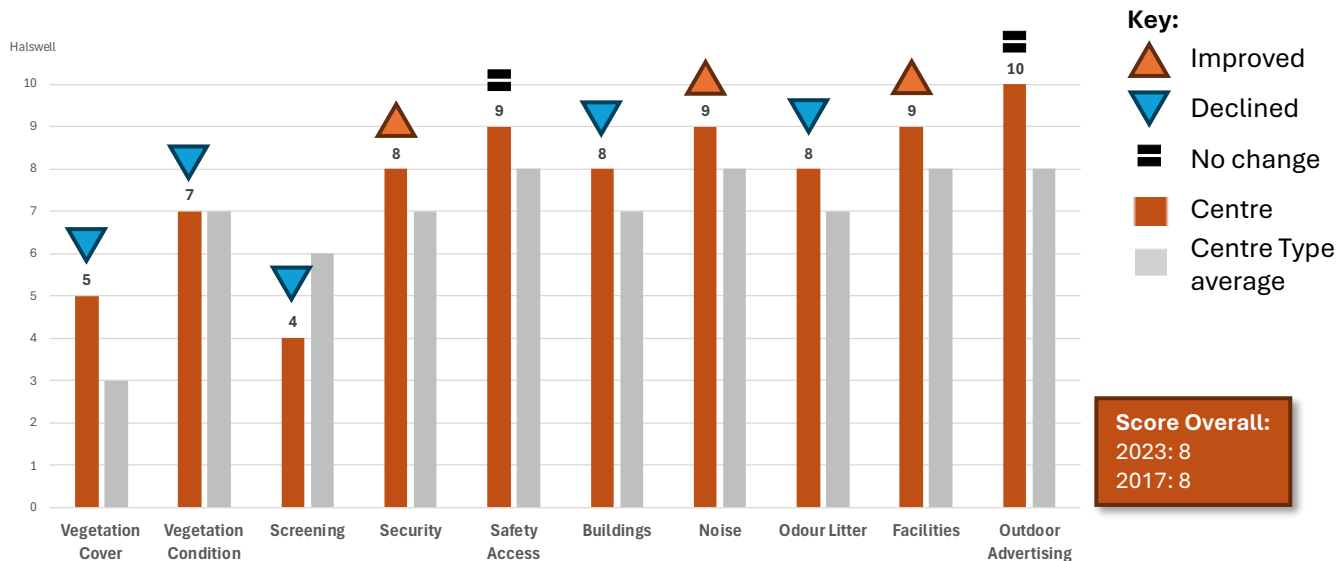
Weekends: Evening opening (5pm-9pm)



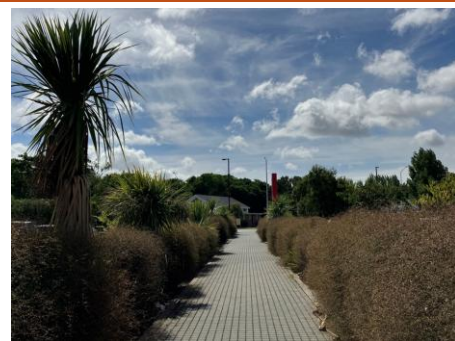
Weekends: Nighttime opening (9pm on)



PHYSICAL AMENITY ASSESSMENT (SURVEY RANGE LATE 2022/EARLY 2023)



CENTRE IMAGES (2023)

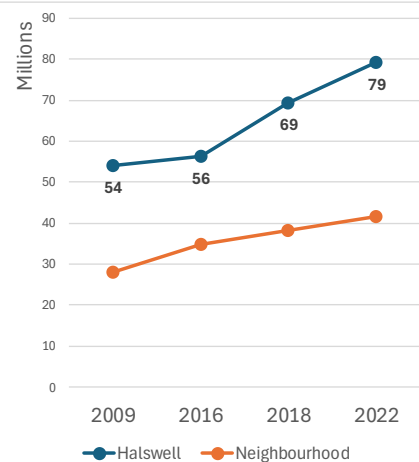


ECONOMIC PERFORMANCE

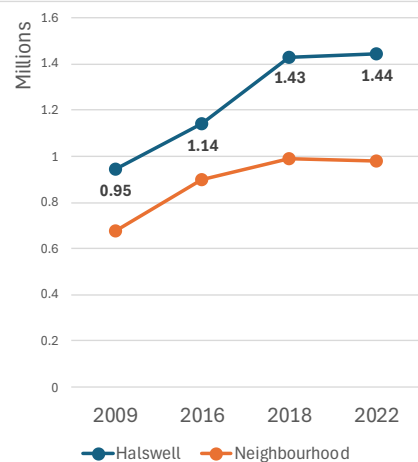
Economic survey score 2023	6.8
Economic survey score 2017	6.9
Centre type average economic survey score 2023	4.9
Vacant land in centre	49%
Centre type average vacant land	15%



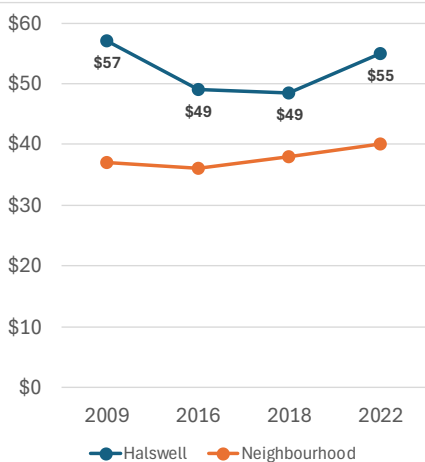
TOTAL SPEND (\$)



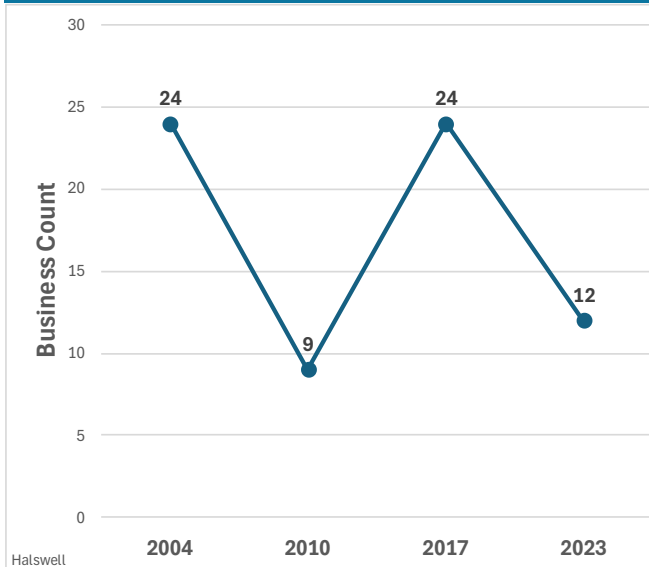
TRANSACTION COUNT



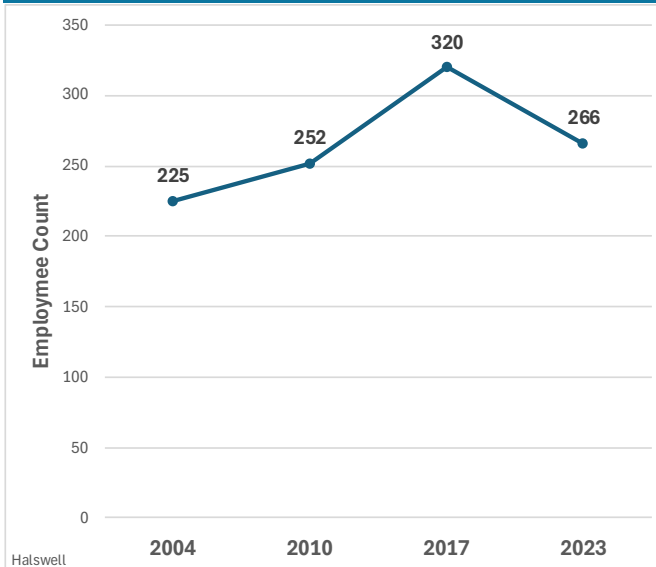
TRANSACTION AVERAGE (\$)



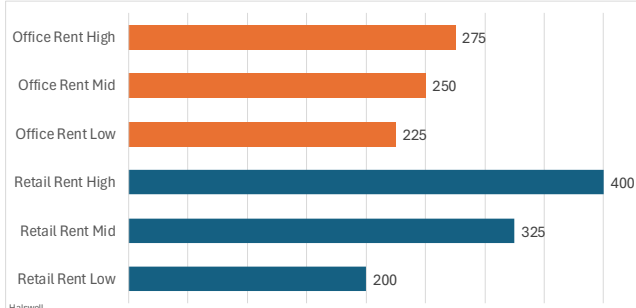
BUSINESS COUNT



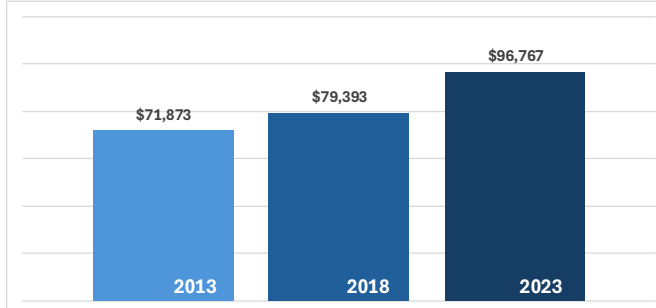
EMPLOYMENT COUNT



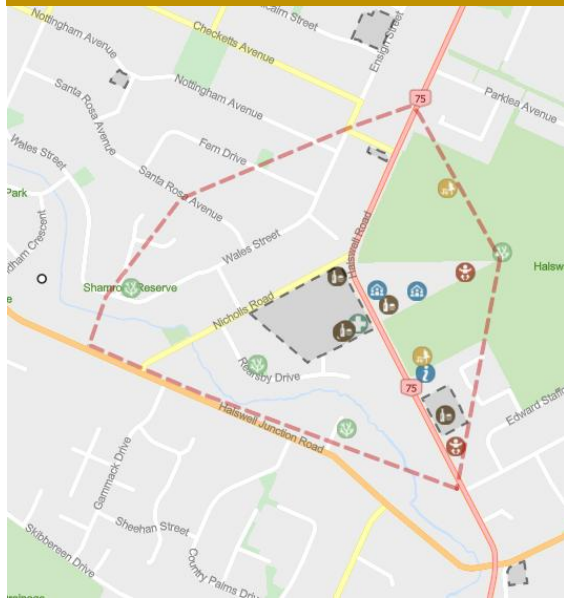
OFFICE AND RETAIL RENTS (\$/m²)



HOUSEHOLD INCOME (CATCHMENT AVE.)



SOCIAL WELLBEING, CATCHMENT STATISTICS AND PLANNING

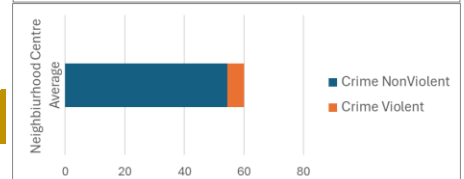
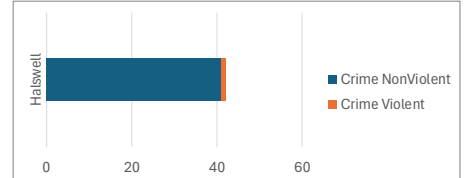


CATCHMENT PROFILE	2013	2018	2023
Residents under 15yrs	20%	20%	21%
Residents 65yrs and over	19%	19%	19%
Residents on Social welfare	2%	1%	1%
Average % of hh with no car	3%	2%	2%
Average number of vehicles/hh	2	1	1

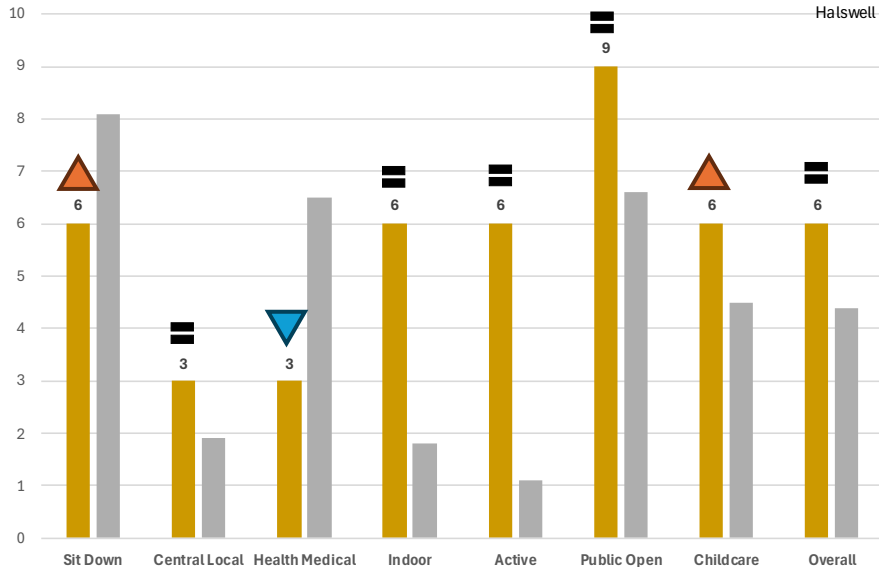
CATEGORY

- Cafe Bar Restaurant
- Public Open Space
- Health Medical Facilities
- Childcare Centre
- Indoor Recreation
- Central Local Government Service
- Active Recreation
- Community Owned Operated Facilities

CRIME (2022)



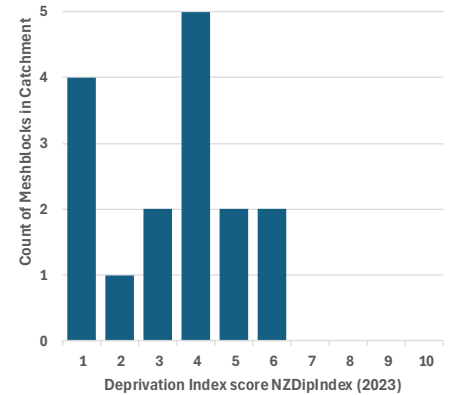
SOCIAL WELLBEING ASSESSMENT (CENTRE AND TYPE AVERAGE)



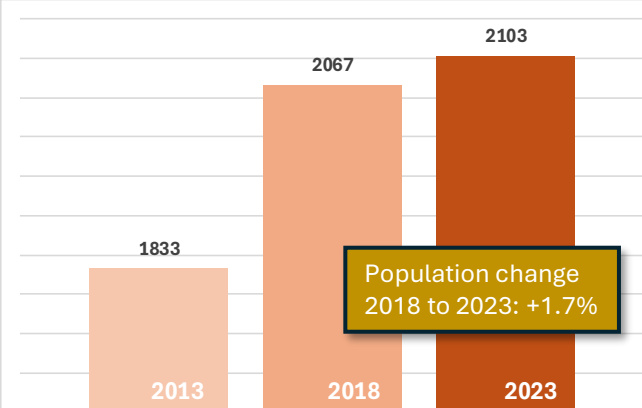
Key: Centre Type Ave. Improved/Declined No Change

DEPRIVATION RANGE (2023)

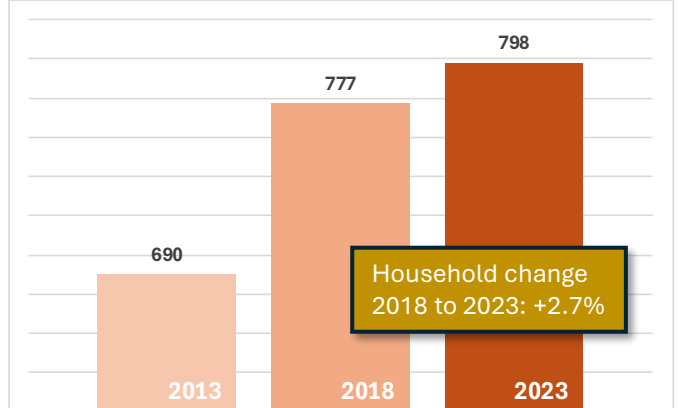
Halswell Average: 3
Centre Type average: 5.6



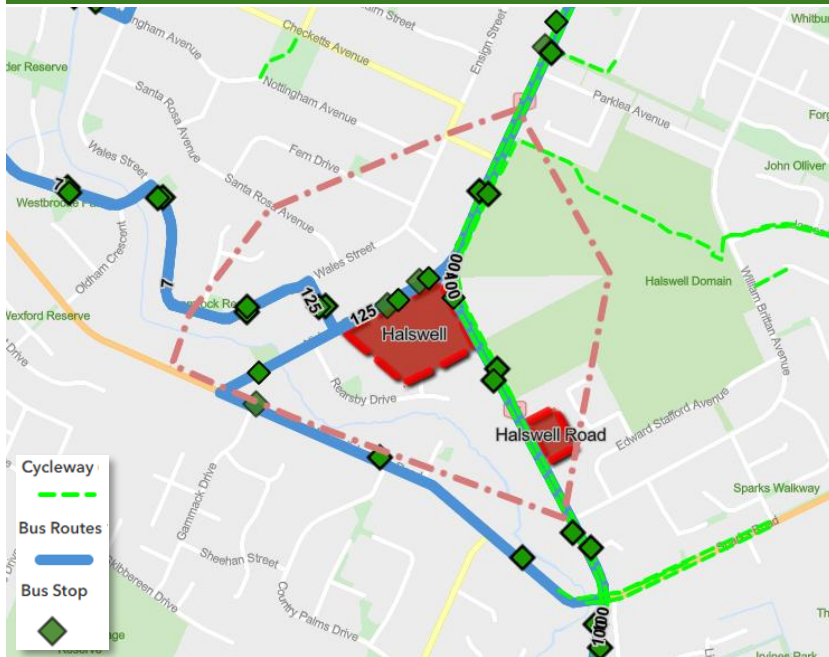
CATCHMENT POPULATION 2018-2023



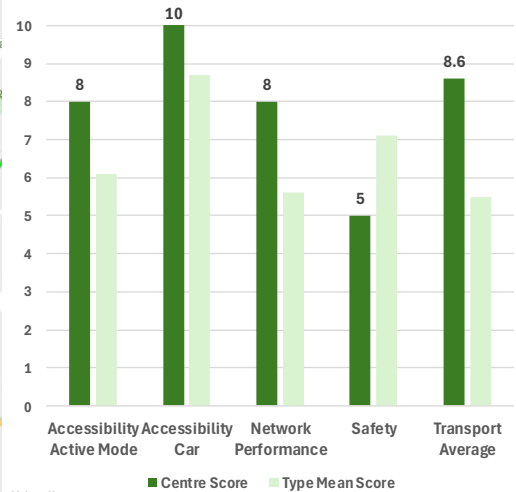
HOUSEHOLD COUNT 2018-2023



TRANSPORT

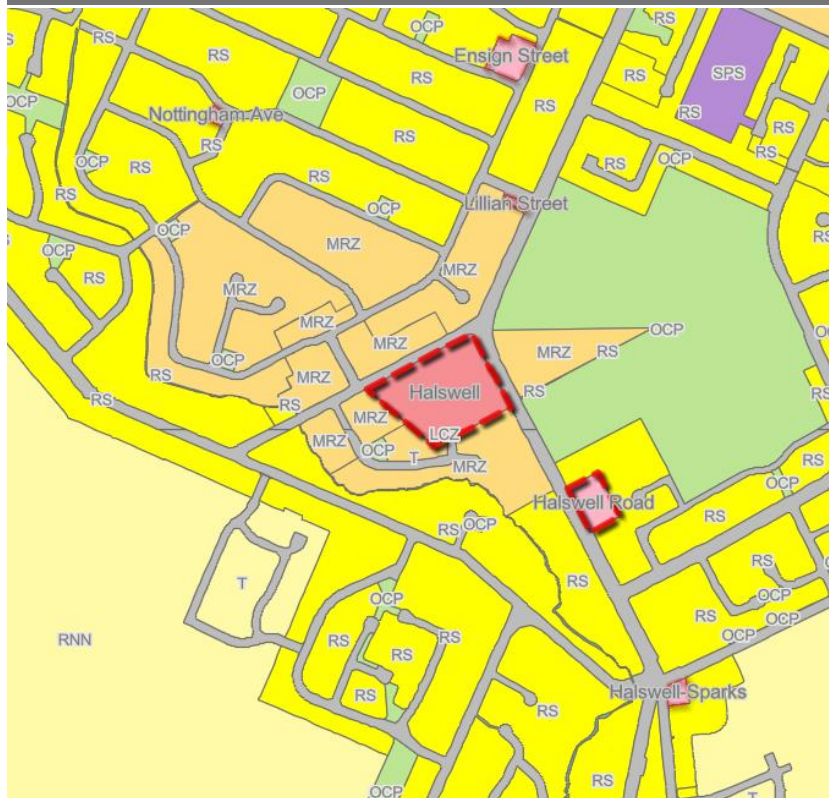


TRANSPORT SURVEY



Survey approach changed for 2023. Results not comparable to previous factsheets

LAND USE ZONES (OPERATIVE NOVEMBER 2025)



Planning zones legend and detail

LCZ	Local Centre Zone (commercial activity)
MRZ	Medium Density Zone (townhouses)
RS	Residential Suburban Zone (low density houses)
OCP	Open Space Zone (parks and recreation)
IG	Industrial (businesses and factories)
SPS	Special Purpose Zone (schools and facilities)

Refer to 2017 CCFS for the pattern of zones from the District Plan prior to Plan Change 14.

GUIDANCE – See guidance sheet for further information on the Commercial Centre Factsheet purpose, the data presented and the data sources.

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